13025

20050810000411180 1/2 $15.00
Shelby Cnty Judge of Probate, AL
08/10/2005 03:30:20PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
Five Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

SUNBURST, LLC

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of NINE HUNDRED TWENTY SIX THOUSAND ONE HUNDRED DOLLARS and 00/100 ($926,100.00) DOLLARS to the undersigned grantor, RIVERWOODS PROPERTIES, LLC, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto SUNBURST, LLC, (herein referred to as GRANTEE, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 702, 710, 711, 712, 713, 719, 720, 721, 725, 726, 727, 729, 730, 731, 732, 739 and 741 ACCORDING TO THE SURVEY OF THE FINAL PLAT RIVERWOODS SEVENTH SECTOR PHASE 1 AS RECORDED IN MAP BOOK 35, PAGE 69 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. BUILDING LINES AS SHOWN BY RECORDED MAP.

3. EASEMENTS AS SHOWN BY RECORDED MAP.

4. RESTRICTIONS AS SHOWN BY RECORDED MAP.

5. EASEMENT TO SOUTHERN NATURAL GAS AS RECORDED IN INSTRUMENT 2001-54741 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

6. EASEMENT TO RIVERWOODS PROPERTIES AS RECORDED IN INSTRUMENT 20030814000535930.

7. RIGHT OF WAY FOR RAILROAD RECORDED IN DT PAGE 655; DEED BOOK 11, PAGE 344; DEED BOOK 311, PAGE 301 AND DEED BOOK 311, PAGE 297 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

8. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT 2002-7338 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

9. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20040102000000380 AND INSTRUMENT 20040102000000390 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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$ 926,100.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said JILL HUBBARD AS SEC OF PZ, INC MANAGING MEMBER OF RIVERWOODS PROPERTIES, LLC, has hereunto subscribed her name on this the 3rd day of August, 2005.

RIVERWOODS PROPERTIES, LLC

JILL HUBBARD, SEC OF PZ, INC MANAGING MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JILL HUBBARD, whose name as SEC OF PZ, INC MANAGING MEMBER of RIVERWOODS PROPERTIES, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 3rd day of August, 2005.

Notary Public

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

My commission expires: 10-2-05